

\$15,000,000 FOR LANDLORDS IN 10 PER CENT. DECREE

Ruling, Based on Past Conditions, Used By Owners for Rent Gouging.

TENANTS FEAR A FIGHT.

Quick Work Forces Flat Dwellers to Sign Leases at \$40,000,000 Increase.

Landlords are taking \$15,000,000 from flat dwellers under the decision of the Supreme Court Appellate Division in Brooklyn a month ago that 10 per cent. net on the current market value of their houses is a reasonable investment return.

Few owners believe that this decision will stand the test of further litigation, but they are using it to the utmost for one more year of rent gouging. The decision came just in the nick of time for them, because they had distributed notices demanding an average 10 per cent. increase in rentals for the coming year and tenants were in no mood for accepting the boost on account of three notable developments—first, the big building boom under way, adding vastly to available housing; second, the rapid subsidence of war inflation, with great declines in living necessities, building materials, labor and money rates; third, the successful operation of the emergency rent laws passed to end rent gouging and to prevent wholesale evictions of tenants willing to pay the old rent for one more year. Then, just as the majority of tenants had determined to resist further rent boosts and landlords themselves secretly were giving up the hope of getting the full demands, willing to accept a fraction of even the old rent to hold their tenants, the court's decision for 10 per cent. net on total value upset everything.

The highest rents had not given this income on many houses. The owners, apparently, were justified in raising rents higher than ever. Many with small estates in the properties stood to make \$5 to \$6 per cent. on their actual cash investment.

The court's ruling gave landlords courage not only to insist upon the new demands for increases but to start further rent gouging. It discouraged tenants and frightened many into signing leases at the higher rentals.

As has been reported recently in The Evening World, the total increase demanded this year by greater city landlords was an average of 10 per cent. on the preceding year's rent bill of \$750,000,000, or \$75,000,000. According to agents' estimates, tenants immediately accepted about \$25,000,000 of this and agreed to pay it without protest, most of them having paid losses during the past month. The remaining \$50,000,000 had been under protest, more or less vehement, and most of it, turned in the landlords' favor by the Brooklyn court decision on the preceding year's rent bill, leaving now approximately \$25,000,000 under protest and \$50,000,000 signed up in new leases for one or more years.

Really experts, as a rule, do not put very strong reliance upon the Brooklyn court decision for the 10 per cent. net return on market value. There, for they are inclined to believe that most of the \$25,000,000 held back by tenants still determined to fight will not get into the hands of the landlords at all because they look for court rulings soon to reduce this decree. Even if landlords who take tenants to court should win even a deluge of 20,000 to 25,000 court actions as indicated immediately after the decision, the higher October rents, and the courts would need from six months to a year in getting at the trials on account of more than 50,000 such cases now pending. These new cases represent about \$15,000,000 of the \$25,000,000 protested boosts, it being assumed that \$20,000,000 will be settled without suit.

Expert realty opinion looks askance upon the Brooklyn decision because money rates have dropped back almost to normal during the past few months and this week's decline in the Federal Reserve Bank discount rate to 5 per cent. shows that the heads of this institution have hastened to get money rates deflated in common with all other commodities, especially on account of their effect upon home rents.

The Evening World has pointed out frequently how high money rates and high rents go hand in hand. Bankers and capitalists of the industry have found it impossible to get the wages of labor back to a normal level until the rents which laborers must pay are deflated toward the old normal. There is great public necessity for lower money rates with attendant lower rents of homes, and it is the policy of finance and industry to accomplish this deflation of rents.

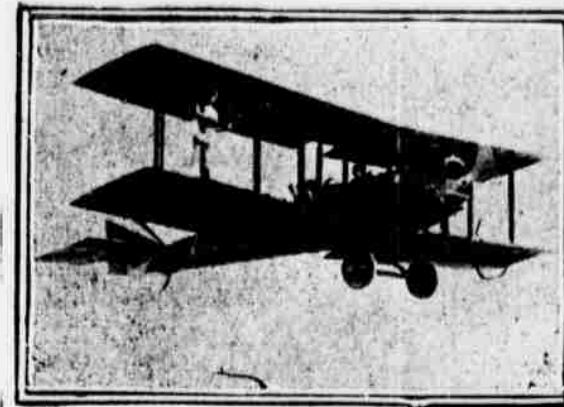
Time money is ruling under 6 per cent. call money in Wall Street has fallen between 4 and 5 per cent. The prices of bonds and substantial investment securities have advanced to levels returning 5 to 7 per cent. leaving scarcely any spot where investors can get much more with safety for their principal.

10 PER CENT. DECREE TO BE TAKEN UP BY HOUSING COMMITTEE

Will Use Fine Tooth Comb on Brooklyn Decision That Pleases Landlords.

A full meeting of the Lockwood Housing Committee will be held at 11 o'clock on Monday morning in the offices of Samuel Untermyer, No. 120 Broadway, at which will be considered

"Most Daring Aviatrice in the World," Challenges America's Aerial "Stunt" Girl



FOUND HER FIANCE WAS MARRIED MAN, SHE CLAIMS IN SUIT

Suffered Breakdown When She Found Out, Says Miss Diamond in \$50,000 Suit.

Charging that she abandoned a stage career which promised a brilliant future because Julius Zitenfeld had promised to marry her, Miss Roberta Diamond is suing him for \$50,000, alleging breach of promise. She claims that Zitenfeld was married at the time he became betrothed to her, on Sept. 1, 1919.

The suit, which has just been noticed for the October term, was started last April, when Zitenfeld was served at No. 168 West 18th Street. According to Stanley C. Fowler, Miss Diamond's attorney, Zitenfeld is head of a taxicab company and during the last few years has amassed a fortune. Zitenfeld, through Marx & Snyder, says that Miss Diamond knew that he was married. She denies this and has numerous letters she alleges were written by Zitenfeld professing that he loved her and was going to marry her.

One letter reads in part: "I miss you every minute of the day and night. I wish it was all over so I could take you in my arms and shout out to the world, this is my wife. God! I hope it will be soon."

Other contained this: "I love you; I see you all day and dream of you at night. What a wonderful life you and I will have. When I think how happy we will be it inspires me."

Miss Diamond says she suffered a nervous breakdown when she learned he was married, and that her parents refused to recognize her. A letter alleged to have been written by Zitenfeld reads: "In regard to your mother ignoring you—those things will pass just as much as they make your life unhappy. Think of your sweetheart and the happiness that is to come and that will put you in better spirits. The way things look it won't be long before you and I are one regardless of what people think."

Miss Diamond lives at No. 508 West 139th Street.

AUTO DRIVER ARRESTED AFTER CRASH WITH TAXI.

Gives Name of Roscoe Allen, Dancer, and Husband of Eva Tanguay—Puts Up Cash Bail.

A big automobile, owned and driven by Roscoe Allen, thirty-four, who described himself as a dancer and husband of Eva Tanguay, collided with a taxicab driven by John Dillon of No. 1512 Amsterdam Avenue, at Broadway and 44th Street at 4 A. M. to-day.

Allen had with him two friends who gave the names of James Kennedy and Mabel Berali, and another girl, whose name none would tell. All escaped injury.

Arthur Wilson, thirty-four, who said he was a reporter living at the Hotel, the only passenger in the taxi, was severely cut and bruised and was taken to Flower Hospital for treatment and later sent to the hotel.

Allen said he was returning from Toledo, where he had just ended a theatrical engagement. He and Dillon almost came to blows in the street over which was to blame, and their altercation drew a large crowd from neighboring cabarets and restaurants. Police- man Heffernan took Allen to the West 47th Street station, where he put up a \$100 bill from a big roll as bail for his appearance in Traffic Court to-day.

The recent rent decision of the Brooklyn Supreme Court Justices giving the landlords 10 per cent. net on the property they handle, independent of the equity they may have in it.

While the Housing Committee was not concerned with the litigation which brought about the decision of Justice Crosey and his associates, the record of the trial has been turned over to the committee and the lawyer members of it have been going over it for several weeks. Attorney Elmer G. Sommis, who framed the Emergency Rent laws for the committee, has been engaged in boiling down the record from its 263 type-written pages, and he and the committee will go over the decision and the whole matter with a fine tooth comb.

At the meeting on Monday the report of the sub-committee will be received and plans for the autumn will be decided upon. This committee, comprising Senator Ward V. Tobert and Assemblymen Leininger and Caulfield, has been working right along on matters of importance, and the Housing Committee still has a small working staff of clerks, stenographers and investigators.

The report, with the recommendations of the Housing Committee, is being prepared for the next Legislature, as progress is being made in the work.



MILE. ANDREE PEYRE, FRENCH AVIATRICE.

Mile. Andree Peyre, noted French aviatrice, who was granted a pilot's license when she was only sixteen years old, is known in America as the most "daring girl in the world" and the "aerial tomboy." Walking along the wings of an aeroplane and looping the loop are only child's play for this beautiful daredevil of the air. Mile. Peyre has sent a challenge to Miss Elsie Allan of Grand Island, Neb., who claims to be America's champion "stunt" flyer, for a series of aerial "stunts" to decide who is the champion flyer of the world. The photo shows Mile. Peyre playing the ukulele in midair, one of her favorite amusements.

DOUG AND HIS MARY, 3 KILLED, 20 HURT HE IN WHITE 'KELLY,' AS AUTO DASHES INTO A PARADE

She Tosses Kisses Freely While He Entertains Crowd With Dare-Devil Feats.

Twelve of the 1,000 passengers listed to sail on the Olympic to-day got in an eleventh hour row with daylight saving and reached the pier at 11 standard time instead of 11 daylight saving. They arrived in time to witness the impressive sight of the great White Star liner turning around in midstream. Officials of the line, however, put the dozen stranded passengers aboard the Balti, which left at noon and a "good time was had by all."

Two passengers who did not miss the Olympic were Mr. and Mrs. Douglas Fairbanks, the latter better known as Mary Pickford. The screen stars are taking with them a 5,000 pound touring car in which they are going to "do Europe." They were accompanied by Mrs. Charlotte Pickford, Mary's mother, and the latter's five-year-old niece, soon to be legally adopted and known as Mary Pickford 2d.

"Doug" was arrayed in his mustache and a blue suit, white Fedora and white spots. Mary was all in black except for a huge bunch of orchids, and her white teeth, which glinted in a feminine reflection of her husband's famous smile. While she was throwing kisses to all in the vicinity, the agile Douglas delighted the large crowd on the pier with daredevil acrobatic feats.

Miss Anne Stillman sailed to attend school in France. Her father, James A. Stillman, arrived to see her off just before the Olympic pulled out. When the photographers and reporters deserted the movie stars for the central figure in the divorce suit he beat a hasty retreat.

Mr. and Mrs. Thomas Lamont, of J. P. Morgan & Co., who deferred sailing on the Olympic's last trip because of the serious operation upon Mr. Lamont's partner, J. P. Davidson, left to-day, as did Josef Hoffmann, the pianist. Also on board were Frederick Guest, M. P., head of the British Air Ministry, Sir Gilbert Parker, novelist, Gerald Swope, President of the International General Electric Company, and "Kid" Lewis, British middleweight champion.

Whichever you choose. it will be the BEST you ever tasted.

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MIXED TEA Just enough green tea to make the blend delicious.

GREEN TEA A Revelation in Green Tea. Pure, translucent and so Flavoury.

LEDoux WANTS HARDING TO NAME FOOD PROFITEERS

May Take Unemployed With Him When He Goes to Washington, He Says.

An appeal to President Harding and Secretary Hoover to publish the list of firms and individuals who made more than 100 per cent. profit during the war on food commodities and war goods will be made by Urbain Ledoux, champion of the unemployed, who said to-day that he intended starting for Washington on Sunday night after the song service in the Mall, Central Park.

Mr. Ledoux said that he might take with him "human documents," unemployed sufferers, in order that they might tell Mr. Harding and Mr. Hoover their own stories of hardships. Fifty per cent, Mr. Ledoux declared, was what he considered sufficient profit for any one and the other fifty should be used in behalf of the unemployed.

He added that he hoped the trip to Washington would result in playing the searchlight upon the profiteers to the end that they might split their earnings with the war veterans who are now out of work and destitute. From Washington he said he would go to Buffalo, and then to Chicago and later to St. Louis.

Starting out before daylight to-day, Mr. Ledoux made a journey about this city seeking homeless men. He rounded up a large number asleep about the Public Library at 42d Street and Fifth Avenue, and found many others in Bryans Park and along the water front. To all the men he gave meal tickets.

The Rev. Dr. William Norman Guthrie, rector of St. Mark's-in-the-Bowery, announced that the gymnasium and parish house will be thrown open for the relief of unemployed, beginning Tuesday.

A meeting in the interest of unemployed women will be held in Union Square this afternoon under the direction of a committee of the National Consumers League, headed by Miss Jeannette Rankin.

Mrs. Flora McCloy, Chairman of

CITY FINDS JOKER IN \$1.35 GAS RATE ORDERED BY P. S. C.

Brooklyn Borough Company Would Be Able to Charge Full Rate for Street Lights.

Corporation Counsel O'Brien has asked the Public Service Commission to modify its order to the Brooklyn Borough Gas Company making a temporary rate rate of \$1.35 a thousand and effective Oct. 1 in two ways. The city asks first a reduction for private consumers to a rate not to exceed \$1.05 a thousand, and then calls attention to the wording which compels the company to charge "all consumers," including the city, the same rate. It is pointed out that the city now pays only 75 cents a thousand for gas in street lamps and public buildings and that if the order is obeyed literally this rate will be raised to the \$1.35 ordered. At the office of the Brooklyn Borough Gas Company, in Coney Island, it was stated the city's rate has not been changed in the new schedule filed with the commission.

Corporation Counsel O'Brien, when informed of this, declared the company is disobeying the commission's order, which, according to the wording would seem to be the case. He will press, as far as possible, he said, the reduction to \$1.05 for private consumers and the protection of the 75-cent rate to the city.

HENRY B. PLANT RENTS \$20,000 APARTMENT.

Douglas Gibbons & Co. leased for the No. 910 Fifth Avenue Company a duplex apartment of fifteen rooms and six baths to Henry B. Plant, son of the late Morton F. Plant. The apartment was held at \$20,000 and is leased for a long term of years.

Mr. Plant a year ago sold his six-story American basement house at No. 25 West 54th Street, on the same block on which John D. Rockefeller and his sons have their house, through the same brokers.

The Brooklyn Women's Club of the Service Flag, took twenty-seven former service men to the club's "Rest Awhile Buddy" camp near Spotswood, N. J., yesterday. She said 500 could be accommodated there for a time.

A mass meeting of unemployed will be held to-day in Union Square. The meeting was arranged by Miss Jeannette Rankin, Chairman of the National Consumers League.

AMERICAN GIRL WHO SAILED TO-DAY TO WED IN COBLENZ



MISS MILDRED EDDY.

Miss Mildred Eddy, daughter of Mr. and Mrs. Jesse Leeds Eddy, No. 375 Park Avenue, sailed to-day on the Olympic as the beginning of a 3,000-mile journey to become the wife of Lieut. William McKee Dunn, aide to Major Gen. Henry T. Allen, commander of the American Army of Occupation on the Rhine. The wedding has been set for Oct. 12 in what was formerly the Imperial Chapel at Coblenz.

Accompanying Miss Eddy were her father, her two brothers, and Miss Fionrose Wainwright, daughter of Major J. M. Wainwright, Assistant Secretary of War, who will be one of Miss Eddy's wedding attendants.

Lieut. Dunn was graduated from Yale in the class of 1911. He joined the French Army at the beginning of the war, serving with it for two years. When America entered the conflict he returned to this country and enlisted in the Regular Army, receiving a commission later. He served in the artillery when he went back to the front and after the signing of the armistice attended the French artillery school at Fontainebleau. Afterward he was detailed to Gen. Allen's staff at Coblenz.

BURGLAR STEALS WATCH, DROPS IT IN HIS NEXT PLACE

Three West 122d Street Homes Entered in Night by Mysterious Visitor.

A burglar who gathered his loot in one house and left it in the next place on his nocturnal calling list is the newest cause of police perplexity.

When Miss Elsie Goldstein, No. 288 West 122d Street, arose last Monday morning she found her gold wrist-watch and purse had disappeared from her dresser. The screen had been cut from her bedroom window. The telephone wires were also cut. In the dining room she found the purse, empty. It had contained \$8 the night before.

Presently it was learned that the apartment of Mrs. Sarah Tucker on the floor above had been entered in the same way, the screen and the telephone wires cut. But there the burglar apparently had forgotten what he was after, for he had departed without taking any of the valuables that were in plain sight.

The neighbors talked things over for quite a while before calling the police. When Elsie Goldstein's mother went next door to No. 286 to telephone the police at a pay station in the front hall she found Mrs. Lillian Kayser, who lives there, using the phone. Mrs. Kayser was saying: "Did you leave your wrist watch here last night?"

It developed that the burglar had left in Mrs. Kayser's apartment the watch he had stolen in the Goldstein's. He had also left a scrap of paper with the mystic words:

"About Thursday's game." Mrs. Kayser, from whom the burglar had stolen nothing, thought at first that her niece, who had called on her the night before, had left the watch.

Took Poison to Induce Sleep. Raymond Pice, thirty-two, of No. 208 West 104th Street, trying to go to sleep last night after sitting up late for many nights to study, accidentally took an overdose of veronal. He was taken to Knickerbocker Hospital. The police say a physician prescribed the drug for Pice.

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